

Attachment B-
Evaluation Criteria

Evaluation criteria (Per Section 21-59)

In addition to meeting special standards for a particular use, the applicant must illustrate that he/she can comply with the following criteria when any conditional use is proposed.

- (1) Adequate transportation access to the site exists;

Applicant Response - The parcel of land has one-hundred eighty-three (183) feet of frontage along River Road. There will be a 24-30 foot gravel driveway that will be piped at the road.

- (2) The use will not significantly detract from the character of the surrounding area;

Applicant Response - The proposed 1,800ft² (inside) structure will be located two-hundred eighty (280) feet off of River Road. The structure will be an attractive structure that will not detract from the character of the surrounding area.

Staff Comments -The proposed structure will use architectural elements that are in character with the low-density residential / agricultural character of south-eastern Rowan County (See *Attachment D*). It will also be setback approximately 280' from River Road and will be screened from adjacent properties by the surrounding wooded areas.

- (3) Hazardous safety conditions will not result;

Applicant Response - There will be no hazardous conditions.

Staff Comments - Adequate frontage and sight distance should alleviate any safety concerns coming in and out of the property.

- (4) The use will not generate significant noise, odor, glare, or dust;

Applicant Response - There will be no significant noise, odor, glare or dust from the building of this structure.

- (5) Excessive traffic or parking problems will not result; and

Applicant Response - There will be little to no traffic or parking problems with the building of the structure. The structure will be set back off the road two-hundred eight (280) feet.

Staff Comments - The proposed structure will be used for personal storage, which should result in little or no change in traffic.

- (6) The use will not create significant visual impacts for adjoining properties or passersby.

Applicant Response - The building will be an attractive structure built by a reputable company and will not have any visual impact on the surrounding properties. The building will be set back two-hundred eighty feet from the road, therefore not causing any impact to the passerby.

Staff Comments - See (2) above.